



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, October 18, 2018

Gila County Board of Supervisors Conference Room
610 E. State Hwy 260, Payson, AZ

Gila County Board of Supervisors Hearing Room
1400 E. Ash Street, Globe, AZ

10:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 10:06 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Terry Otts.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Lori Brown (in Payson), Bill Marshall (in Globe), Terry Otts (in Globe) and Randy Slapnicka (in Payson). Mary Lou Myers was absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on June 21, 2018. Mickie Nye asked if there were any changes needed. Scott Buzan noted that on page 2, under agenda item number 7, siting needed to be changed to siding. Mickie Nye noted that he thought having Mary Lou Myers abstaining from her vote because of her involvement with Ray Pugel and also the fact that he served on a Board with Ray Pugel some years ago needed to put in and put at the very beginning. Lori Brown motioned that the minutes be approved with the suggested changes and Bill Marshall seconded the motion. It was unanimously approved.
5. Approval of 2019 Calendar (Meeting dates). Randy Slapnicka motioned that the 2019 Calendar of meeting dates be approved and Terry Otts seconded the motion. It was unanimously approved.
6. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Scott Buzan stated that Michelle Dahlke was out sick and apologized for not being here. Also, stated that the commission members whose term expires at the end of this year were being worked on to get them renewed. I want to thank those commission members who threw their hats back into the ring. Since the last meeting, we have hired a new Assistant County Manager. His name is Homero Vela. Unfortunately, he is not here today. Community Development will be reporting to him.

Public Hearings:

7. **Z-18-05 Mark Kile:** An application to amend the Gila County Zoning Ordinance for parcel 304-30-001J currently designated for General Rural District (GR) to Rural Residential District (RR), allowing the applicant to split his parcel. This property located at 222 W. H Bar Ranch Rd. in Payson, AZ.

Scott Buzan stated that if you recall in the minutes from our June 21st meeting, that we actually approved the very same thing in the same neighborhood. General Rural District requires a minimum lot size of 3 acres. Mr. Kile is looking to split his parcel to make two separate parcels that are less than 3 acres each. He meets the Comprehensive Plan requirements and he also held his Citizen Participation Plan Meeting, as required in our Zoning Ordinance. At the Citizen Participation Plan Meeting, only one neighbor was in attendance and their only concern was future building, not anything to do with Mr. Kile actually splitting his property. Mark Kile, the applicant, is here, if anyone has any questions for him. Staff recommends approval with the stipulation that Mr. Kile will obtain a minor land division from Community Development Department after approval from the Board of Supervisors.

The meeting was opened to public comment. No comment from the public or the applicant, Mark Kile. The public comment portion of the meeting was closed.

Bill Marshall motioned that agenda item number 7, Case # Z-18-05, be approved and recommend as such to the Board of Supervisors with the stipulation that Mr. Kile obtain a minor land division from Community Development Department after the final approval from the Board of Supervisors. The motion was seconded by Randy Slapnicka. The motion was unanimously approved.

8. **Michelle Dahlke:** Amendments to the Gila County Zoning Ordinance; to discuss and make a recommendation to the Board of Supervisors, amendments to Section 103 of the Gila County Zoning Ordinance, regarding general stipulations and provisions.

Scott Buzan stated that this pertains to the current Gila County Zoning Ordinance. We are looking to start amending the ordinance and pretty much rewriting it. Right now, in a few phases, we will be bringing before you, a few items from the ordinance that need attention right now. We cleaned up some verbiage in Section 103.1. The main issue we had with that section is that it didn't allow any accessory structures in the front yard, which became quite an issue. We wanted to change it where the property owner had an option to file for an Administrative Variance. We think it gives the property owner more options to do what they wanted with their property, than just flat out saying no. We also split up accessory uses and accessory structures into two separate paragraphs. Lori Brown asked if they still have to meet setback requirements, to which Scott Buzan stated yes, they do. Randy Slapnicka asked if there was a minimum size requirement. Scott Buzan stated that no, there was not. Mickie Nye asked if these recommendations are

being generated from Michelle Dahlke or someone else? Scott Buzan stated it was both Michelle and himself. Scott Buzan stated that the Zoning Ordinance will be brought back before the Commission again but felt this was something that needed to be taken care of sooner than later.

The meeting was opened to public comment. No public comments. The public comment portion of the meeting was closed.

Lori Brown motioned that they approve recommendation to the Board of Supervisors, agenda item number 8, amendments to Section 103 of the Gila County Zoning Ordinance. The motion was seconded by Bill Marshall. The motion was unanimously approved.

9. **Adjournment.** Lori Brown made a motion to adjourn the meeting and Travis Holder seconded the motion. The Motion to adjourn was unanimously approved at 10:28 A.M.